

Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221 Fax (905) 546-4202
E-mail: samantha.costa@hamilton.ca or scott.baldry@hamilton.ca

NOTICE OF PUBLIC HEARING **Minor Variance**

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
 - Applicant/agent on file, or
 - Person likely to be interested in this application
-

APPLICATION NO.: HM/A-19:09

APPLICANTS: GSP Group Inc. c/o B. Khes on behalf of the owner Hue Developments & Investments Canada Inc.

SUBJECT PROPERTY: Municipal address **98 James St. S., City of Hamilton**

ZONING BY-LAW: Zoning By-law 05-200, as Amended by By-law No.'s 15-024 & 18-322

ZONING: "D2,467" (Downtown Mixed Use - Pedestrian Focus (D2) Zone

PROPOSAL: To permit construction of a thirty-one (31) storey mixed-use addition consisting of commercial units and a multiple dwelling containing three hundred and fifteen (315) dwelling units including a stacked parking facility and also to retain and incorporate the existing front façade of the former James Street Baptist Church into the development in order to facilitate Site Plan Application File No. DA-14-105 notwithstanding that:

1. A three hundred and fifteen (315) unit multiple dwelling shall be permitted only in conjunction with the existing structure instead of the requirement that a two hundred and fifty-nine (259) unit multiple dwelling is permitted only in conjunction with the existing structure.
2. A maximum of three hundred and fifteen (315) dwelling units shall be permitted instead of a maximum of two hundred and fifty-nine (259) dwelling units.
3. A minimum setback of 0.0m shall be provided from James Street South street line to the existing former church portion of the building and a minimum setback of 8.0m shall be provided to the new mixed-use addition instead of the requirement that a minimum 14.0m setback from James Street South for any portion of the building in excess of 24 metres in height.
4. Parking for the multiple dwelling within the mixed-use building shall be provided on a basis of a minimum of 0.36 parking spaces for each dwelling unit instead of the minimum 0.47 parking spaces required for each dwelling unit.
5. No (0) parking spaces shall be required for the commercial units instead of the minimum number of parking spaces required pursuant to Sections 5.6 c) ii), iv) and v) of Hamilton Zoning By-law 05-200.
6. A minimum parking space size of 2.3m wide x 5.3m long shall be provided for the parking spaces within the stacking parking system instead of the minimum required parking space size of 2.6m wide x 5.5m long.

7. A minimum barrier free parking space size of 2.3m wide x 5.3m long shall be provided for the barrier free parking space within the stacking parking system instead of the minimum required barrier free parking space size of 4.4m wide x 5.5m long

NOTE:

- i) The variances are necessary to facilitate Site Plan Application File No. DA-14-105.

This application will be heard by the Committee as shown below:

DATE:	Thursday, February 21st, 2019
TIME:	1:25 p.m.
PLACE:	Rooms 192 & 193, 1 st Floor Hamilton City Hall

PUBLIC INPUT

In person: This public meeting will allow for any member of the public to speak to the committee regarding this request.

In writing: If you are unable to attend the meeting, you may also send your comments in writing to the Secretary-Treasurer prior to the meeting date. Refer to the contact information at the top of this notice to submit comments via e-mail, mail or fax. You may also use this means of contact to request notice of the committee's decision.


Important note: *If a person or public body that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent does not make written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal (LPAT) may dismiss the appeal.*

MORE INFORMATION

For further information on this application, including access to drawings illustrating this request:

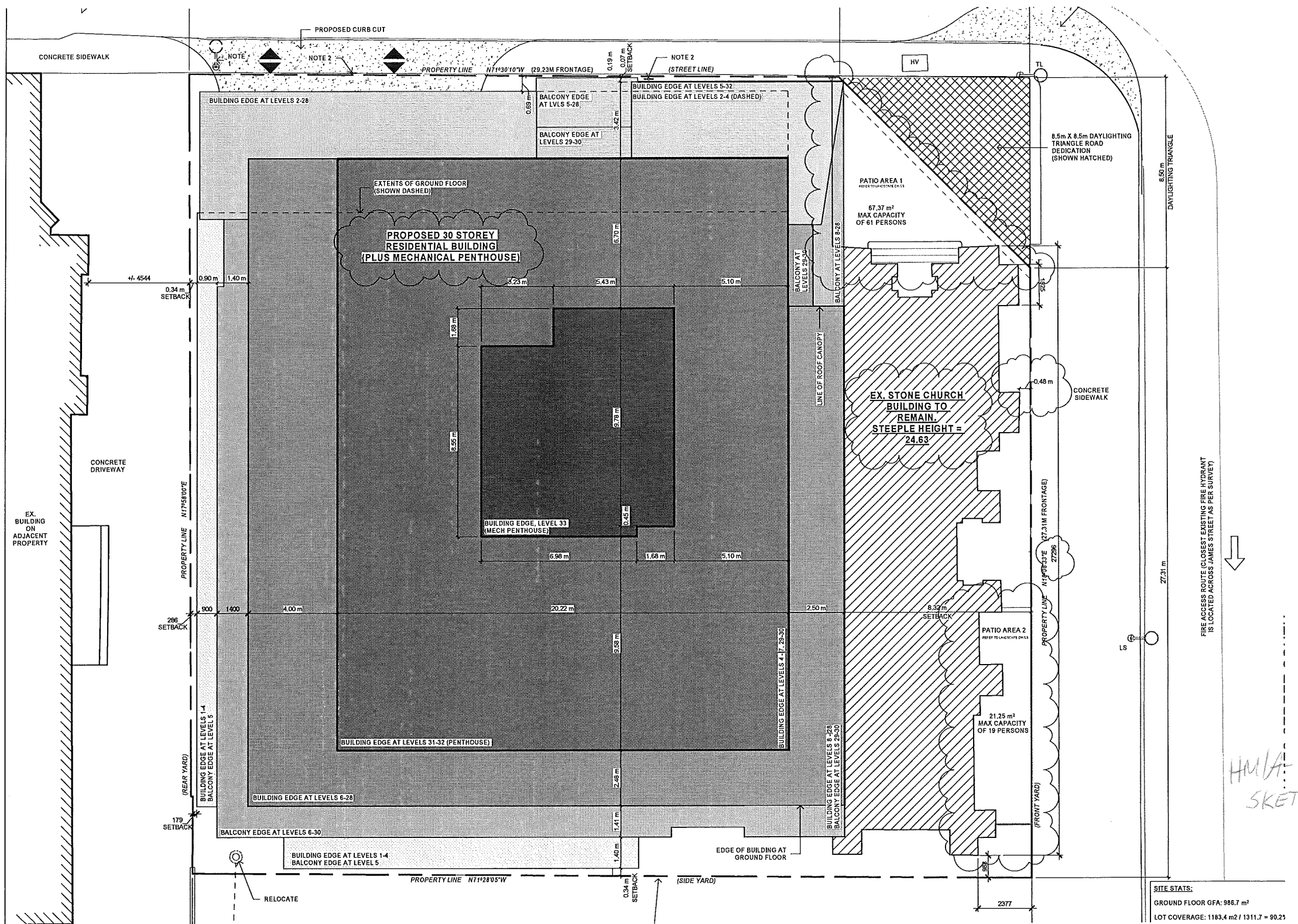
- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 4144
- Visit the Committee of Adjustment office in person at Hamilton City Hall, 71 Main Street West, 5th Floor

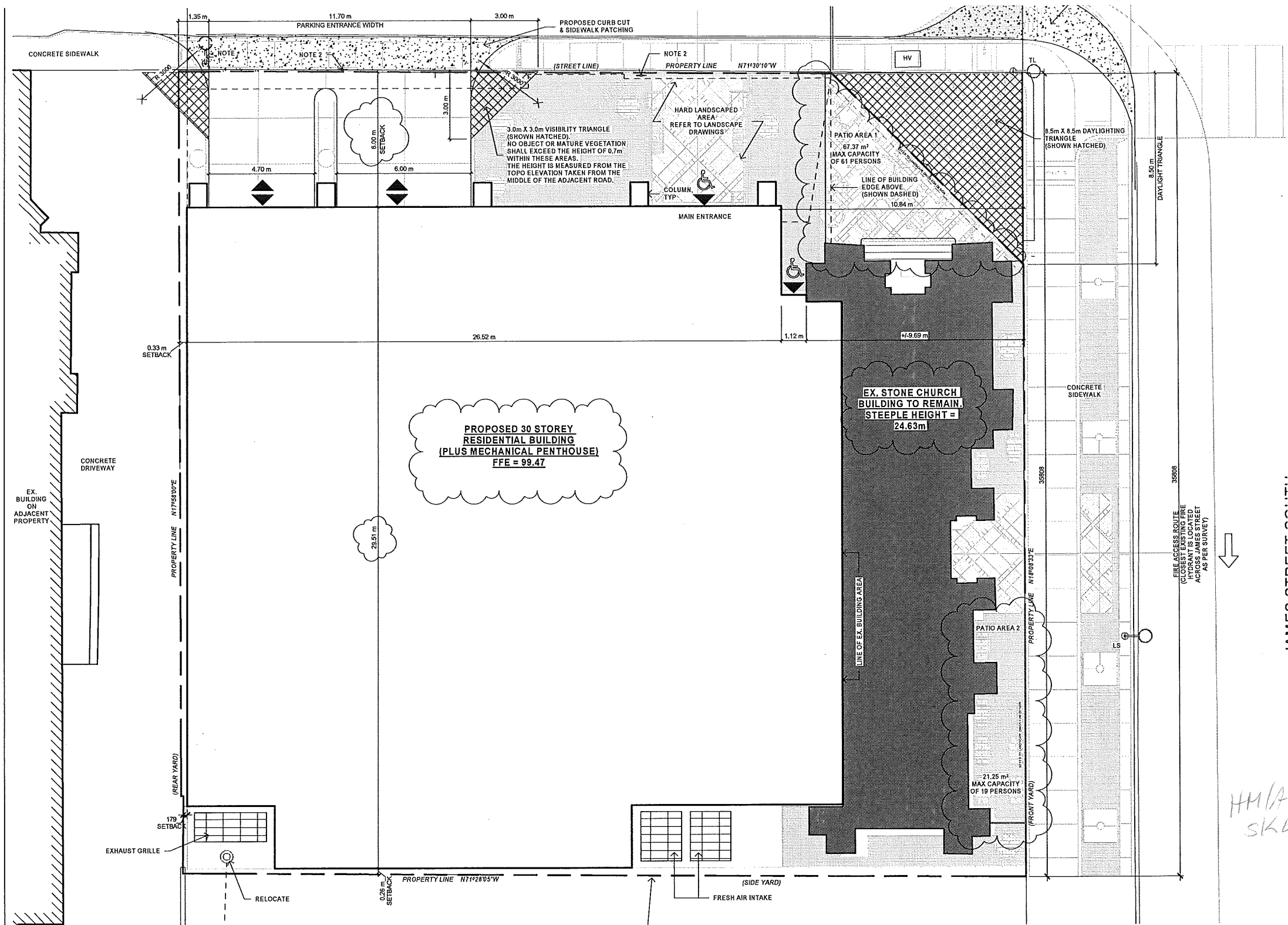
DATED: February 5th, 2019.



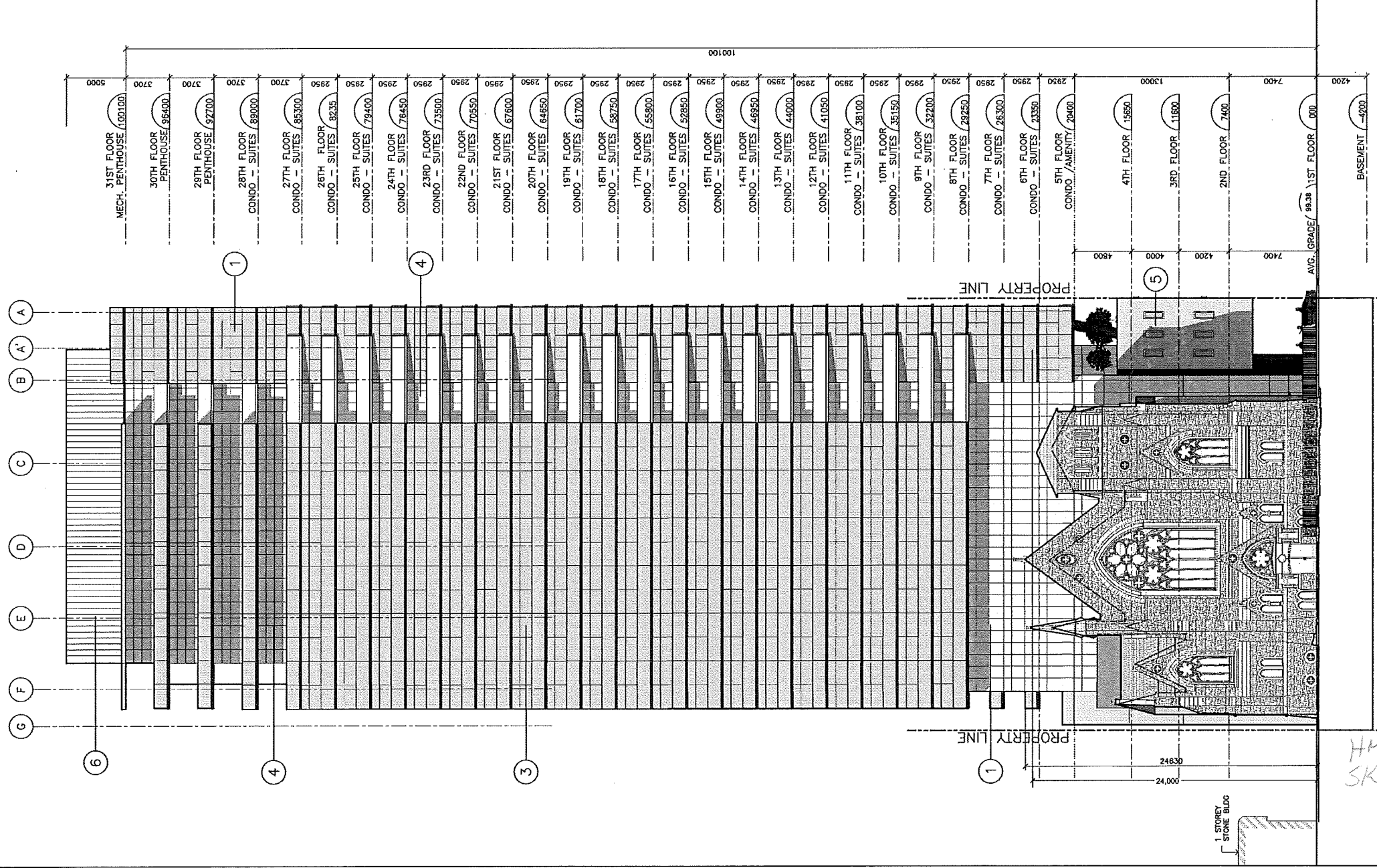
Scott Baldry,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.



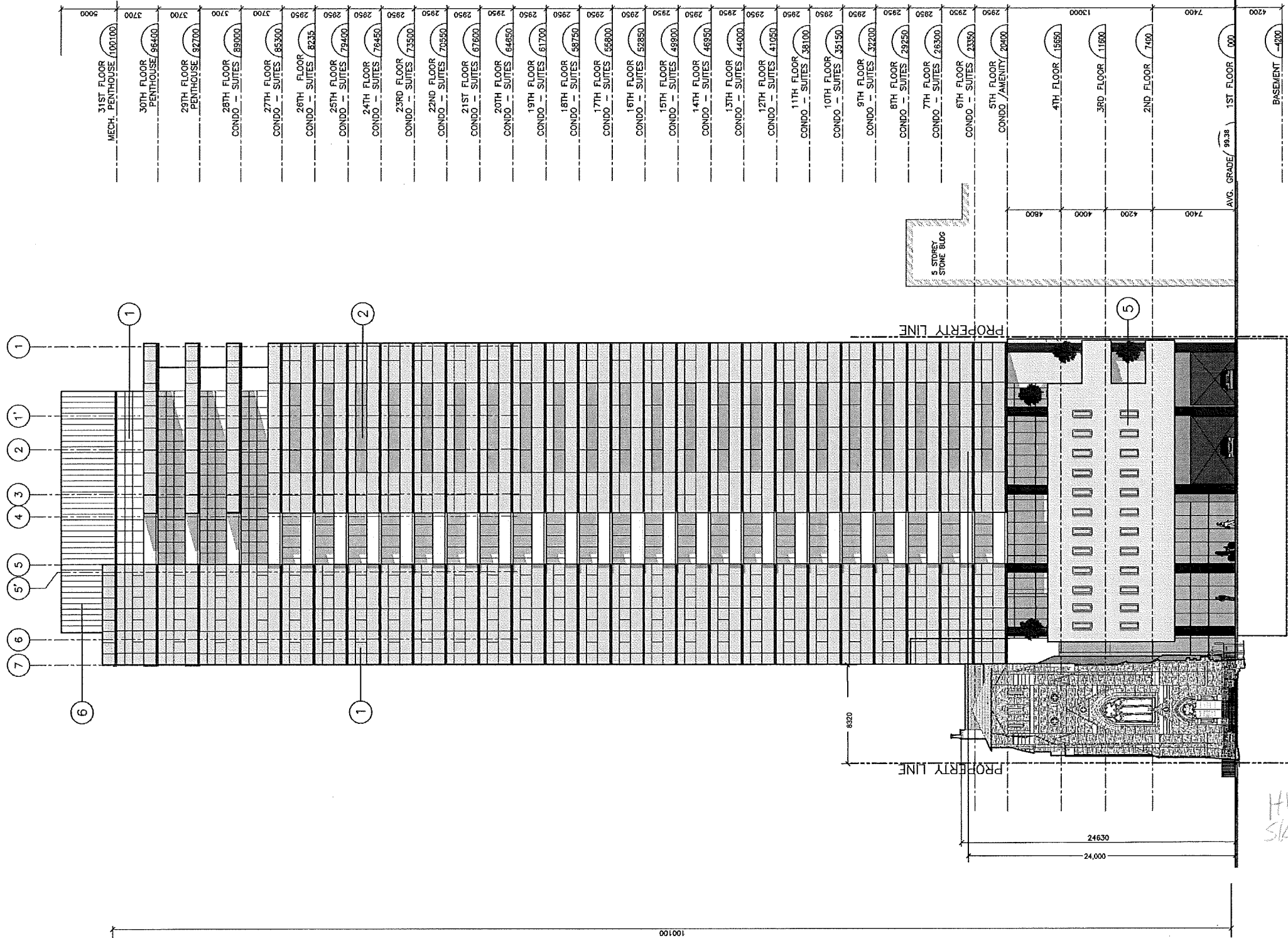


HM/A-19'09
SKETCH(2)



EAST ELEVATION (JAMES ST) 2

HM/A-19.09
 SKETCH (3)



NORTH ELEVATION (JACKSON ST) 1

HV1/A-19:09
SKETCH (4)

1' 1' 2' 3' 4' 5' 6' 7'

6

1

4

1

4

PROPERTY LINE

8320

PROPERTY LINE



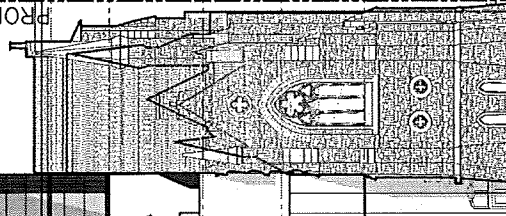
5 STOREY
STONE BLOC

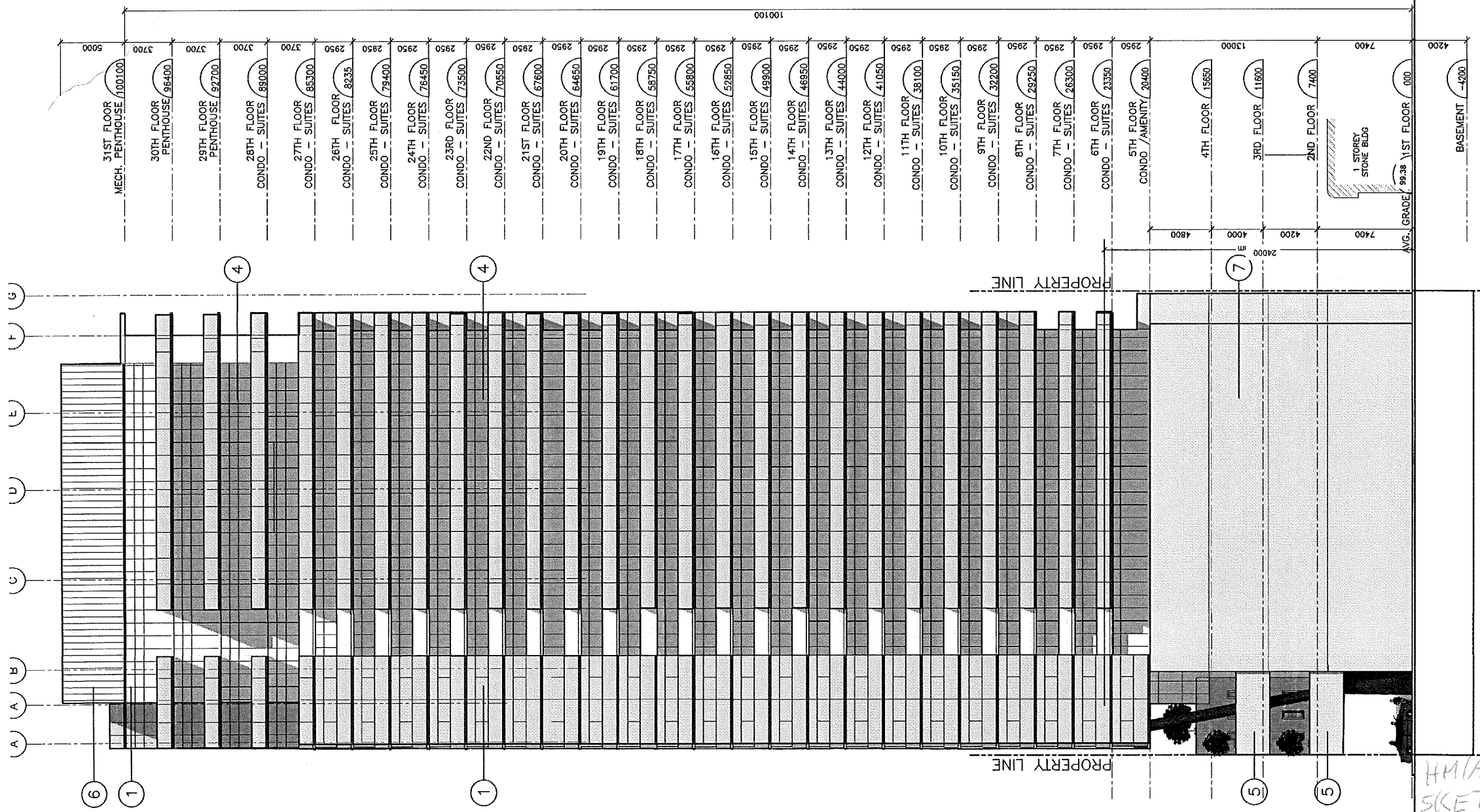
7

90.14-19.09
SKETCH (5)

31ST FLOOR MECH. PENTHOUSE / 100100	5000
30TH FLOOR PENTHOUSE / 96400	3700
29TH FLOOR PENTHOUSE / 92700	3700
28TH FLOOR CONDO - SUITES / 89000	3700
27TH FLOOR CONDO - SUITES / 85300	3700
26TH FLOOR CONDO - SUITES / 8235	2950
25TH FLOOR CONDO - SUITES / 79400	2950
24TH FLOOR CONDO - SUITES / 76450	2950
23RD FLOOR CONDO - SUITES / 73500	2950
22ND FLOOR CONDO - SUITES / 70550	2950
21ST FLOOR CONDO - SUITES / 67600	2950
20TH FLOOR CONDO - SUITES / 64650	2950
19TH FLOOR CONDO - SUITES / 61700	2950
18TH FLOOR CONDO - SUITES / 58750	2950
17TH FLOOR CONDO - SUITES / 55800	2950
16TH FLOOR CONDO - SUITES / 52850	2950
15TH FLOOR CONDO - SUITES / 49900	2950
14TH FLOOR CONDO - SUITES / 46950	2950
13TH FLOOR CONDO - SUITES / 44000	2950
12TH FLOOR CONDO - SUITES / 41050	2950
11TH FLOOR CONDO - SUITES / 38100	2950
10TH FLOOR CONDO - SUITES / 35150	2950
9TH FLOOR CONDO - SUITES / 32200	2950
8TH FLOOR CONDO - SUITES / 29250	2950
7TH FLOOR CONDO - SUITES / 26300	2950
6TH FLOOR CONDO - SUITES / 23350	2950
5TH FLOOR CONDO / AMENITY / 20400	2950
4TH FLOOR	13000
3RD FLOOR	11600
2ND FLOOR	7400
1ST FLOOR	4200
BASEMENT	-4200

4800
4000
4200
7280
24630
24000
AVG. GRADE / 89.38





HM/A-19109
SKETCH (6)